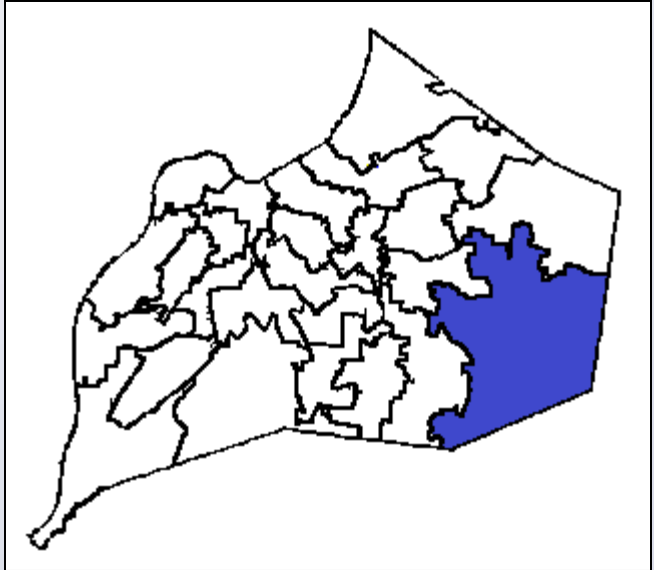
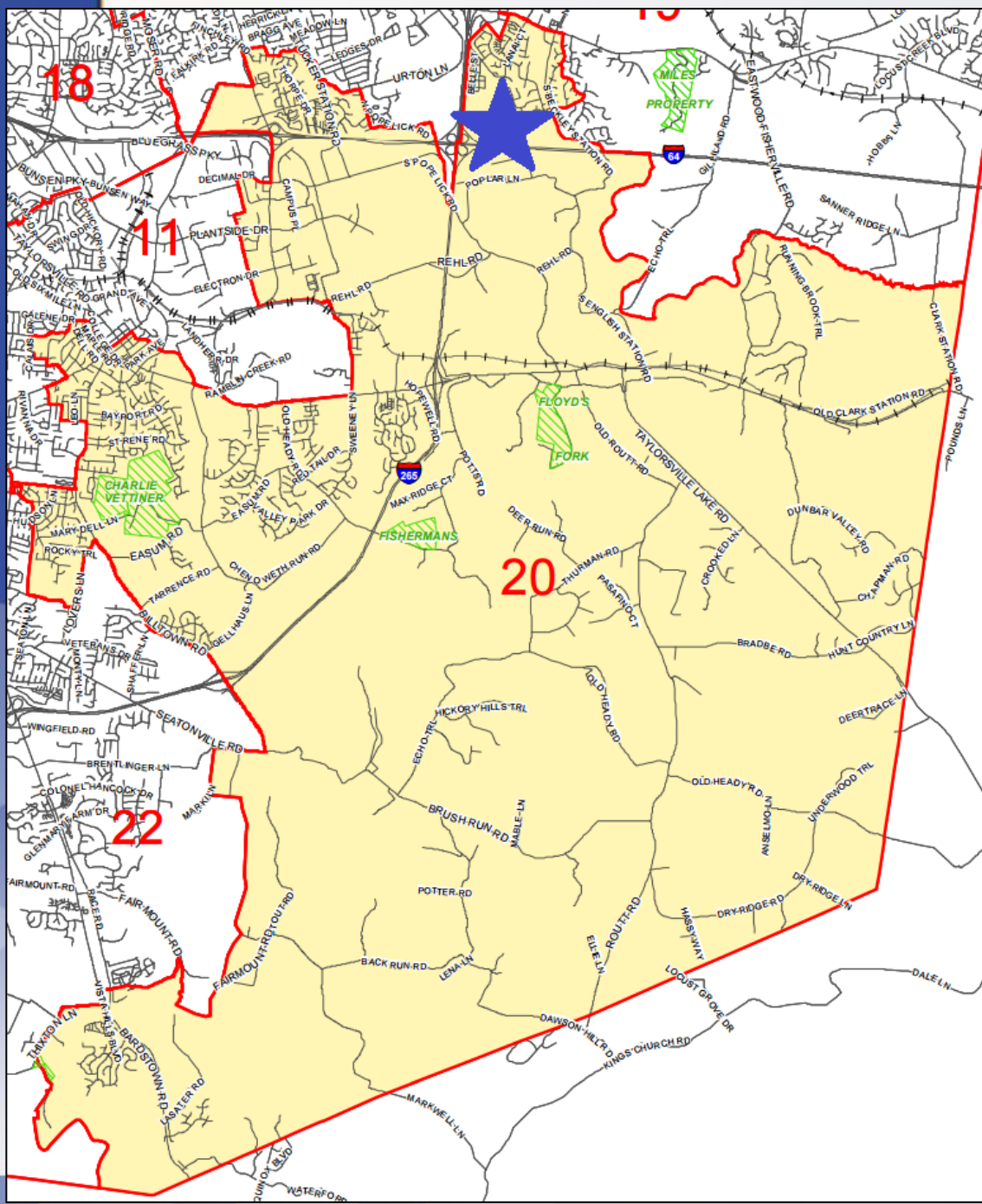


16ZONE1077

Signature Point



Planning/Zoning, Land Design & Development
May 2, 2017



**1111 Rose Hill Lane
District 20 - Stuart Benson**

Zoning/Form Districts

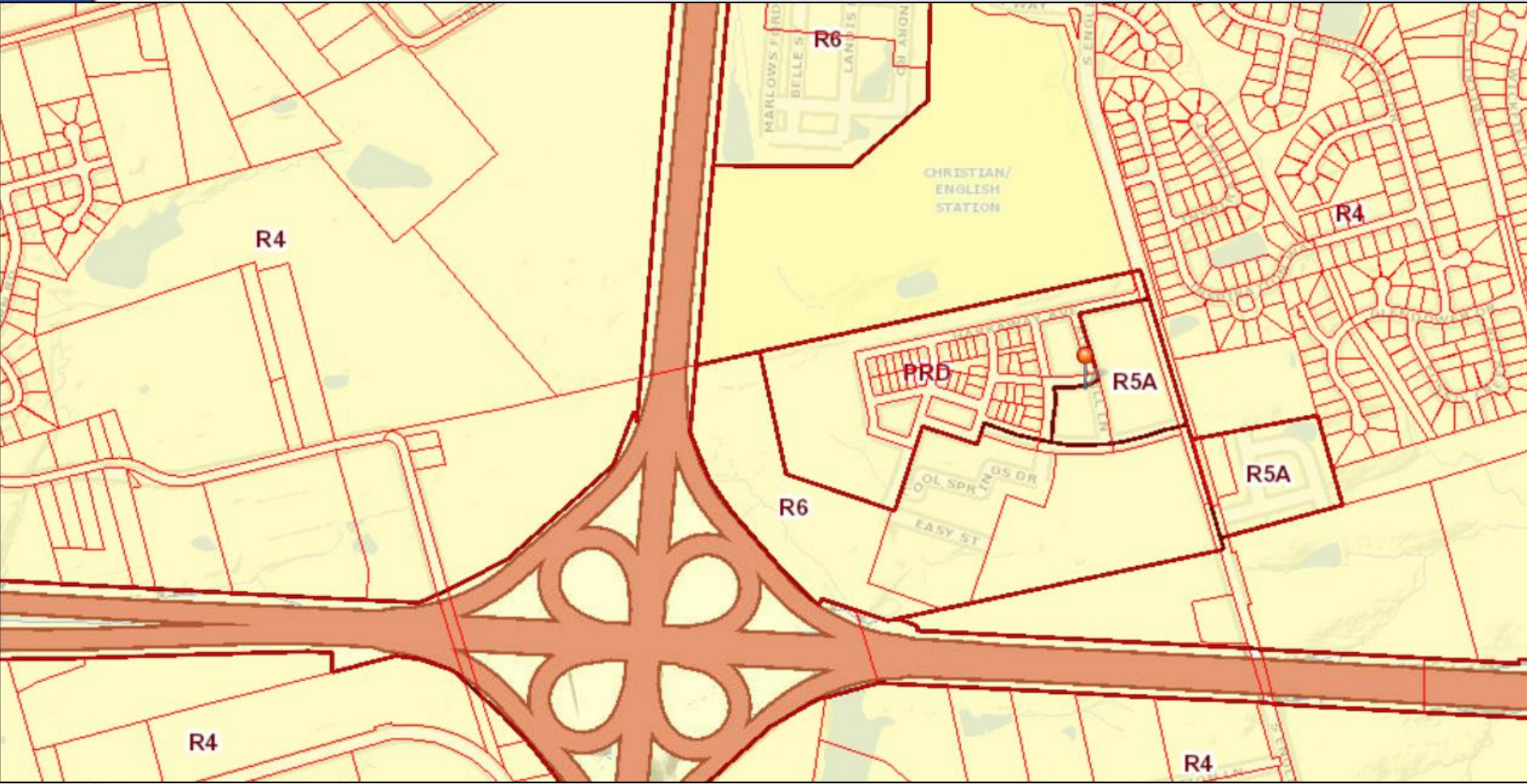
Subject Property:

- Existing: R-5A/N
- Proposed: R-6/N

Adjacent Properties:

- North: PRD/N
- South: R-6/N
- East: R-5A/N
- West: PRD/N





Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential





Request(s)

- Change-in-Zoning from R-5A Multi-Family Residential to R-6 Multi-Family Residential for 1.6 acres
- Revised General District Development/Major Preliminary Subdivision Plan
- Revised Detailed District Development Plan
- Variance from Land Development Code (LDC), section 5.3.1.C to encroach into the required 15' Front and Street Side yards
- Variance from LDC, section 4.4.3.A.1.a.i to allow a fence in the street side/front yards to exceed 48"

Case Summary

- Zoning Change requested for twenty existing multi-family condominium units located on Tract 4 of a mixed-residential community
- Eastern Jefferson County along South English Station Road; Northeastern quadrant at the intersection of Interstate-265 and Interstate-64
- The result of converting private roads to public roads necessitates a rezoning of the property to a zoning district with a slightly higher residential density per acre and greater floor area ratio (FAR)

Case Summary/Background

- 9-59-02:Change-in-zoning from R-4 to R-5A & R-6 (approved by Fiscal Court 12/10/02).
- 13ZONE1010: Change-in-zoning from R-5A & R-6 to PRD (approved by Metro Council 12/23/13) - North Dev. Site
- 16DEVPLAN1182 &16SUBDIV1002 approved by the Development Review committee on December 14, 2016
 - Revised District/Prelim. Sub. Plan & RDDDP
 - 20 existing multi-family condominium units (subject of the current rezoning)
 - 178 single-family lots
 - 288 multi-family apartment units
- Current proposal converts private roads to public roads and includes two variances. There are no other significant changes.
- Maintain consistency in binding elements across the Signature Point/Cool Springs development site

Site Photos – Rezoning

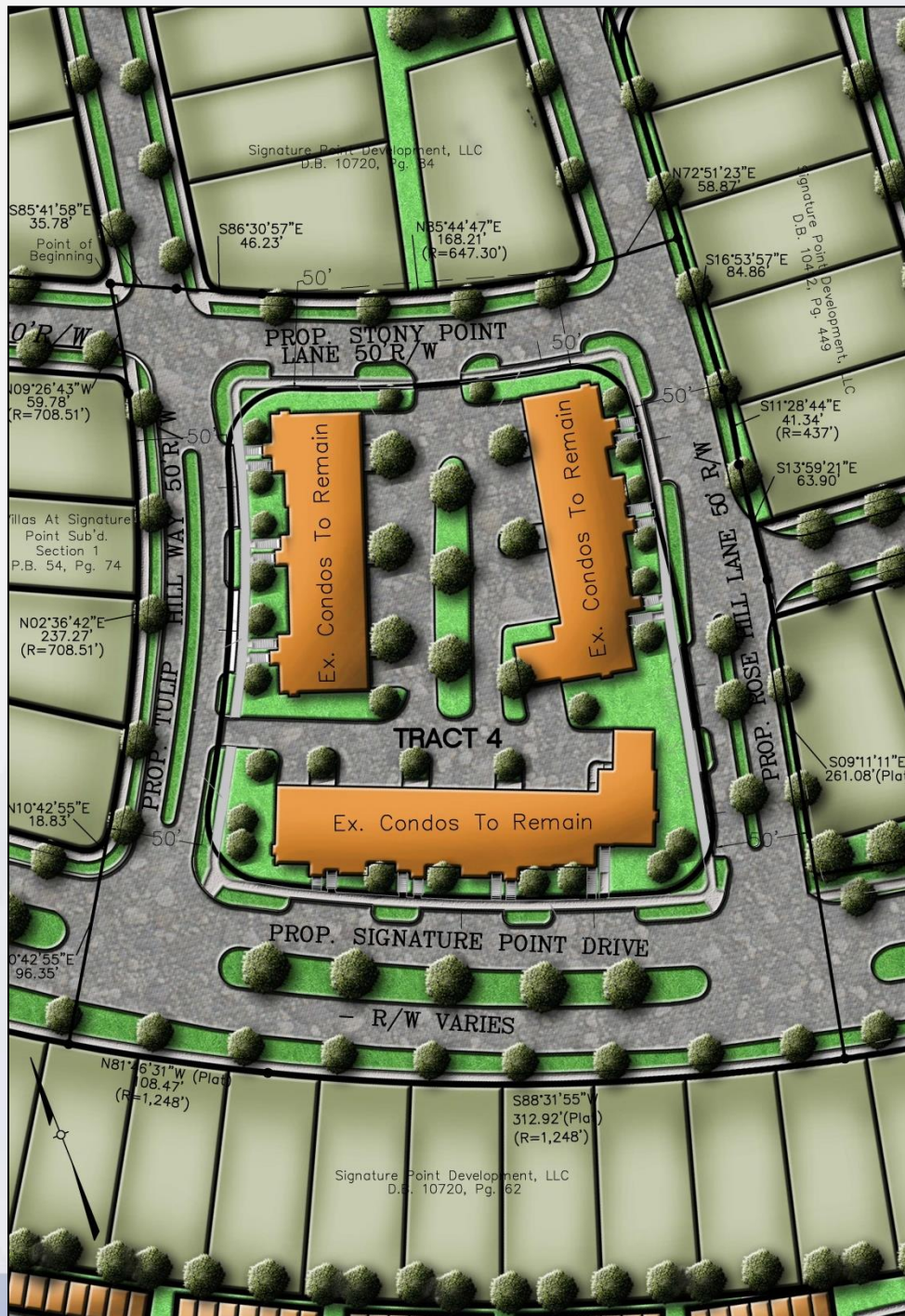


Applicant's Development Plan



Louisville

16ZONE1077



PC Recommendation

- The Planning Commission conducted public hearings on 4/6/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-5A to R-6 by a vote of 7-0 (7 members voted)